

CITY COUNCIL WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, JANUARY 12, 2008

The City Council of the City of Leon Valley, Texas, met for a Special City Council Workshop Meeting on the 12th day of January 2008 at 8:45 a.m., at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

CITY COUNCIL WORKSHOP - 8:45 A.M.

Call to order.

Mayor Riley called the workshop meeting to order at 8:45 a.m. and asked that the minutes reflect that the following members of Council were present: Manea, Reyna, Baldrige, Dean and Nelson.

City Manager Lambert, City Secretary Feutz, City Accountant Wallace, Fire Chief Irwin, Police Chief Wallace, Library Director Trent, Development Services Director Madison and Assistant Director Flores, and Public Works Director Vick were also present.

Mayor Riley welcomed new Development Services Director Amy Madison to the group.

City Council Strategic Planning.

City Manager Lambert reviewed the goals and objectives presented to Council a couple of month's earlier and reviewed the action plans which involved economic development issues as proposed by staff to meet the objectives of the plan.

Strategic Goal # 1 - Economic Development - attract and retain quality businesses that will generate sales tax revenue within the City of Leon Valley

Objective A: Establish an Economic Development (ED) Sales Tax.

Actions to complete this objective were discussed including: reactivating the Citizens Neighborhood Progress Committee, Council considering a call for a special election for November 2008, an ED sales tax education campaign, appointing a 4B Board before June 2008 and a business plan to be prepared for the 4B Corporation; the hiring of Amy Madison as the Development Services Director to work on economic development issues, and public meetings to review possible ballot language for ED tax election through workshops beginning early in 2008.

Objective B: Implement a Street Maintenance Sales Tax Program.

Actions discussed to complete this objective included: a workshop to review streets after a new City Engineer is hired with a survey of all City streets to determine projects and to recommend priorities for Council to consider. Consideration of a possible TIF for the Seneca West undeveloped properties was also suggested.

Objective C: Promote business-friendly practices.

Actions discussed to complete this objective included: continued and increased crime prevention activities, the completion of a Developer's Guide with an update on the tree preservation requirements, a "City Section" is being set up in the

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Library to include City Codes and laws related to development, a budget copy and general City information, and consideration to continue to expand ongoing business relationships through the Business Alliance Committee and the Leon Valley Area Chamber of Commerce. It was also discussed that the City may take a more active role in advertising vacant spaces in the community following the update of a business survey. It was recommended that a mission statement be defined for the Business Alliance Committee (BAC) and the Citizens Neighborhood Progress Committee (CNPC) so that duties could be clearly defined.

Objective D: Create, review and enforce codes that impact Economic Development.

Actions to reach this objective included discussion on: the Volunteer Code Enforcement program to assist increased code enforcement activities, a study to consider the potential for beautification of streets - Bandera, Wurzbach, Huebner, Grissom and Evers Roads, and a plan to educate and enforce the new tree preservation ordinance throughout Leon Valley.

Objective E: Increase educational and training resources - Economic Development.

Actions discussed to achieve this objective were related to ongoing efforts to revitalize the Neighborhood Watch program and education efforts in schools in with local businesses.

Objective F: Promote Leon Valley.

Actions discussed included: consideration of unique street signs and whether revenue from the Street Maintenance Sales tax and/or work done by the prison system could be used for new street signs, replacement of unsightly fencing along road corridors, responsibilities for graffiti removal in business and residential communities and new products on the market that could help remove graffiti, the need for more hotels in the City, expanding the Xeriscape beautification award program rather than just once per year to also consider most improved business site, and the need for a city map handout for businesses. It was suggested that the CNPC and BAC may wish to work on the city map study, and perhaps the Chamber of Commerce would like to be part of developing a city welcome packet and map for the business community. Discussion also included the need for updating the business directory using inspection sources and using the prison printing services to save money. Council and group members discussed the need to identify a funding source for funding a storefront renewal program, the need to continue to pursue occupancy for the Albertson's and Petco empty business sites, the need for a study on development or business incentives and how to encourage a health food store to locate in Leon Valley. Additionally, Council discussed the need to complete updating the Master Plan and to continue opposition of the ARMA-proposed toll road project for Bandera Road. They also stated that work on changing Leon Valley from a General Law City to a Home Rule City was not a priority at this time, but Council would like to hear more of the advantages/disadvantages Leon Valley would have if they changed to a Home Rule City. City Manager Lambert recommended that the City use the SDAT assistance to begin the Economic Development vision plan.

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Following discussion, the consensus of Council was for the City Manager and staff to evaluate and prioritize the action items for Council's goals and objectives for the City. Discussion on Goals 2-7 and their associated objectives were primarily to restate the objectives and goals with some comments on items to consider as a possible action item for a specific objective.

Goal #2 - Safety and Security - maintain a high level of safety and security for the residential and business communities.

Objective A: Index fire and police staffing and services and equipment to current needs.

Objective B: Review, create and/or modify ordinances and rules that promote a safe environment.

Objective C: Establish programs for a safe Leon Valley.

Goal #3: Transportation - Develop strategies to mitigate traffic congestion and improve travel safety through Leon Valley.

Objective A: Develop a plan to minimize the impact of road construction for residents and businesses.

Objective B: Develop and implement a neighborhood transportation safety policy.

Objective C: Develop a long-term Traffic Management Plan.

Goal #4: Infrastructure/Capital Plan - Effectively manage and improve the City's infrastructure and capital needs.

Objective A: Develop a capital acquisition plan that establishes needs and provides a framework.

Action items to meet this objective were discussed and included: annual evaluation of capital replacement plans, evaluations of areas of the City in need of public infrastructure and identification of costs for such, continuation of cost study to remodel current City facilities, particularly Police and Fire Departments, versus relocation and rebuilding, distribution of the annual update of the City's water resource plan, and distribution of the annual consumer confidence report on the water system.

Objective B: Develop and encourage citywide infrastructures.

Action items discussed for this objective included: a review and continuation of the Huebner Creek flood plan development with the City of San Antonio, review of the city sidewalk program, encouragement to ARMA to expand Bandera Road traffic lanes, a review of the city drainage and stormwater systems. Discussion included updates on the need to purchase additional land around existing well sites for a possible new water well. It was suggested that the City consider FEMA funds for Huebner Creek flood mitigation funding.

Goal #5: Environmental Sustainability - to become an environmentally sustainable city through conservation, recycling, and education.

Objective A: Develop a water management plan that addresses conservation quality resources.

Actions discussed to meet this objective included: update and adoption of the water plan, adoption of a water conservation ordinance, conversion of parks and City Hall and library to recycled water usage for landscaping watering needs, and

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work toward a solution plan for the water plume. Mayor Riley suggested that the City look into programs from the Edwards Aquifer Authority's incentives for use of water cisterns.

Councilman Dean was excused from the rest of the meeting and the group recessed for a short break. Council and the audience returned from a short ten-minute break and agreed that action items would be reviewed by staff for repetitions and the action items would be prioritized.

Goal #5: Environmental Sustainability - continued.

Objective B: Develop an energy conservation program.

Although action items to meet this objective were not discussed in detail, consideration was asked for future incentives for building to LEED standards.

Objective C: Investigate mass transportation opportunities.

Objective D: Implement and community a full recycling program for citizens, businesses and the city.

Objective E: Encourage and communicate LEED construction standards.

Objective F: Create a citizen and business health and wellness plan and program.

Goal # 6: Citizen involvement - promote effective communication with and involvement of citizens.

Objective A: Maintain an up-to-date website.

Objective B: Optimize the use of technology.

Discussion involved use of large group emails to allow messages to be sent to residents who give their permission for the City to send out alerts, news, and information to residents by email. Councilman Manea offered to set the program up.

Objective C: Continue to educate citizens about city services and volunteer opportunities.

Objective D: Promote neighborhood enhancement programs.

Goal # 7: Parks, recreational green space and cultural opportunities.

Objective A: Implement Master Park Plan as funding is available within the parameters of the infrastructure plan.

Objective B: Increase the size of Raymond Rimkus Park.

Objective C: Improve public-private partnerships to improve facilities/programs.

Objective D: Create, enhance and improve educational and cultural components.

Objective E: Encourage development of recreational space and programs.

Council directed the City Manager to have staff prioritize action items and to remove repetitive information on the action plans for the objectives.

Staff members reported on graffiti programs, progress of third party warrant collection enhancement programs, citizen response to increased solid waste recycling rates, and programs that were being reviewed to support objectives in the proposed strategic plan.

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Resident Al Uvietta complimented the Police Department for their work to stop graffiti in Leon Valley.

Mayor Riley announced that the strategic plan's goals and objectives would be considered for a formal vote by Council on the next agenda. City Manager Lambert stated that he would bring reports back to Council regarding the work on actions to meet the objectives on a regular basis.

Adjourn.

Hearing not further discussion, Mayor Riley announced the workshop meeting adjourned at 11:20 a.m.

Chris Riley
Mayor

Marie Feutz
City Secretary

Minutes approved by majority vote of City Council at the Regular City Council Meeting of February 5, 2008.